

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
APRIL 9, 2015 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Sullivan, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn,
Mr. Henry, Mr. Nappi, Mr. Delia and Mr. Sylvester

Mr. Bernstein, Board Attorney

Roll Call:

Informal Review of Submitted Applications:

App.#7-15: Thomas Shallcross, 245 Spring Ridge Dr., Bl. 2107, L. 1 (R-15 Zone)

Proposed storage shed to be placed on property would be 192 square feet (16' x 12' x 12' high) and therefore does not adhere to Section 6.3.1.B.4 of the Municipal Land Use Procedures Ordinance which limits shed size to 100 square feet.

App.#8-15: Meghan & Robert Calichman, 5 Harrison Dr., Bl. 1815, L.15 (R-15 Zone)

Proposed renovations to an existing single-family house on a corner lot containing two principal fronts. The renovations include new one car garage addition, new second story addition over existing house, alterations to first floor living space of the ranch style house, new deck, raising of the first story wall height from 8' to 9' and modifications and relocation of the existing driveway opening from Snyder Avenue to Harrison Drive. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to insufficient principal front yard setback and Section 8.1.1B which prohibits enlarging, extending or increasing nonconforming buildings. The principal front yard setback from the Harrison Drive front yard is an existing, nonconforming condition.

App.#4-15: Nagoya Group, LLC, 538 Springfield Ave., Bl. 612, Lots 3 & 7 (DD-Zone)

Proposed renovation and enlargement of the second floor bar. The use of the space as a nightclub is not permitted under Section 6.3.2A "Permitted Principal Uses" of the Municipal Land Use Procedures Ordinance.

Applications for Review:**--CARRIED FROM FEBRUARY 26, 2015, WITHOUT FURTHER NOTICE:****App.#11-14: 174 Snyder Ave.BH,LLC, 174 Snyder Ave., Block 801, Lot 50 (R-15 Zone)**

Seeking a d(1) use variance for a two-story residential dwelling built in 1910 and located in the R-15 single family zone which has been operating as a four-family home. The applicant and owner of the property would like to undertake interior improvements, most notably a relocation of the existing laundry facilities from the interior living area on the second floor to the attic area above the second floor units. Other changes include new exterior windows and removal of the existing Bilco door. The existing shed and garbage enclosure will be relocated to comply with the setback requirements or removed entirely. Relief is also needed from Section 8.1.1B.1 "Expanding a nonconforming use" due to the interior expansion into the existing attic space for use as a utility room. Existing nonconforming issues are principal use; principal front-yard setback; existing "other" coverage of 22.44%, which includes the 800 sq. ft. stone driveway (allowed: 10%); and existing shed (which encroaches into the rear-yard setback).

--CARRIED FROM MARCH 26, 2015, WITHOUT FURTHER NOTICE:**App.#4-14: Berkeley Heights Realty, Inc., (Enrite gas station), 525 Springfield Ave., Block 611, Lot 7 (HB-3 Zone)**

Application for preliminary and final site plan approval with variances for a canopy over the gas station pumps and a kiosk as added accessory structures to the site. The applicant appeared before the Board in 2013 (App.#26-12: Ilya Shlakman), and a Certificate of Prior Nonconforming Status of the gasoline service station and repair garage was granted by the Board of Adjustment.

Adoption of Resolutions:**App.#6-15: Brian Vincent, 253 Emerson Lane, Block 2801, Lot 68 (R-20 Zone)**

Applicant is proposing to widen the existing driveway and install a residential storage shed on the lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the maximum "Other" Coverage and Total Lot Coverage ratios are exceeded and the location of the shed would not comply with the accessory building rear yard and side yard setback requirements. There are also many nonconforming issues which were addressed in a previous resolution of approval granted by the Board of Adjustment in 2005 when the house was built.

App.#5-15: Rominnella Associates LLC, 27 Washington Ave, Bl.1802, L.2 (R-15 Zone)

Applicant is proposing to demolish the existing single family dwelling and construct a new single family house on the lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the front yard setback will be less than the 50 ft. required, and the rear yard setback will be less than the 40 ft. required. Lot depth is a nonconforming issue.

Adoption of Minutes:

March 26, 2015

Adjournment:

Connie Valenti, Secretary